

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF 109 EAST BROOKLINE
STREET, 215 WEST NEWTON STREET, 18 WELLINGTON
STREET, 82 MONTGOMERY STREET, 41 CUNARD STREET,
86 WEST SPRINGFIELD STREET, 112 WEST SPRINGFIELD
STREET, 28 WARWICK STREET, 32 WARWICK STREET,
37 WINDSOR STREET, 75 WINDSOR STREET, 239 SHAWMUT
AVENUE, 286 SHAWMUT AVENUE, 36 HAMMOND STREET,
72 HAMMOND STREET, 86 HAMMOND STREET,
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Low Cost Housing, Inc. has presented a proposal for the purchase of 109 East Brookline Street, 215 West Newton Street, 18 Wellington Street, 82 Montgomery Street, 41 Cunard Street, 86 West Springfield Street, 112 West Springfield Street, 28 Warwick Street, 32 Warwick Street, 37 Windsor Street, 75 Windsor Street, 239 Shawmut Avenue, 286 Shawmut Avenue, 36 Hammond Street, 72 Hammond Street, 86 Hammond Street, in the South End Urban Renewal Area for the purpose of rehabilitation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Low Cost Housing, Inc. be and hereby is tentatively designated as redeveloper of 109 East Brookline Street, 215 West Newton Street, 18 Wellington Street, 82 Montgomery Street, 41 Cunard Street, 86 West Springfield Street, 112 West Springfield Street, 28 Warwick Street, 32 Warwick Street, 37 Windsor Street, 75 Windsor Street, 239 Shawmut Avenue, 286 Shawmut Avenue, 36 Hammond Street, 72 Hammond Street, 86 Hammond Street, subject to:

a. Transfer of several of the properties from the City of Boston to the Authority.

b. Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

c. Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds; and
- (ii) Evidence of firm financing commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications or work write-ups satisfactory to the Authority's staff.

2. That the disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Low Cost Housing, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure. (Federal Form H-6004)

SEP 3 1970

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Tentative Designation of Redeveloper
Disposition of : 109 East Brookline Street,
215 West Newton Street, 18 Wellington Street,
82 Montgomery Street, 41 Cunard Street,
86 West Springfield Street, 28 Warwick Street,
32 Warwick Street, 37 Windsor Street,
75 Windsor Street, 239 Shawmut Avenue,
286 Shawmut Avenue, 36 Hammond Street,
72 Hammond Street, 86 Hammond Street,
112 West Springfield Street
South End Urban Renewal Area

17/6
9/3

Low Cost Housing, Inc. has indicated its willingness to rehabilitate the above-mentioned properties which were acquired from the City or are in the process of being acquired from the City as tax title properties for no consideration.

Low Cost Housing Corporation was originally formed by persons associated with Trinity Church, Boston, and people in the South End. It merged in 1967 with four other non-profit housing groups. The aim of the group is to rehabilitate buildings in the South End to provide housing at the lowest possible rents. This is accomplished through a program that utilizes a built-in construction and maintenance crew, volunteer workers from the Inner City and the suburbs, and an apprentice training program. In 1969, more than 11,000 man hours were donated by qualified volunteers. Over thirty buildings have been completed or are in the process of being completed by Low Cost Housing, the cost of which has been paid for through private capital, both in mortgage financing and through cash gifts.

Since Low Cost Housing, Inc. has expressed a desire to rehabilitate these properties, and since Low Cost Housing appears to possess the necessary financial ability to do so, it is therefore recommended that the Authority tentatively designate Low Cost Housing, Inc. as redeveloper of 109 East Brookline Street, 215 West Newton Street, 18 Wellington Street, 82 Montgomery Street, 41 Cunard Street, 86 West Springfield Street, 112 West Springfield Street, 28 Warwick Street, 32 Warwick Street, 37 Windsor Street, 75 Windsor Street, 239 Shawmut Avenue, 286 Shawmut Avenue, 36 Hammond Street, 72 Hammond Street, 86 Hammond Street.

An appropriate Resolution is attached.

Attachment